P 3 1 % Name Source I	1410111	OI WAY	OLIVILIVE:IVE		
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	200.00ft	58'32'44"	S61°16'22"E	195.59ft	204.36ft
C2	400.00ft	14'19'28"	\$39.09.44, E	99.74ft	100.00ft
C3	215.00ft	25 53 46"	N59'16'21"W	96.35ft	97.17ft
C4	205.00ft	88'27'48"	\$63*32'52"W	286.00ft	316.52ft
C5	315.00ft	9"39'06"	S24°08′31"W	53,00ft	53.06ft
C6	200.00ft	46'02'11"	N66°41'38" E	156.41ft	160.70ft
C7	800.00ft	26'22'24"	S12"38'28"W	365.00ft	368.24ft
C8	275.00ft	17*06'20"	N1716'30"E	81.80ft	82.10ft
C9	1000.00ft	3°30′14″	N19'31'53"E	61.14ft	61.15ft
C10	225.00ft	30°46'48"	N5'53'36" E	119.42ft	120.87ft
C11	300.00ft	20'00'17"	NO 30 20 E	104.21ft	104.75ft
C12	247.00ft	6'36'57"	N13'48'57"E	28.50ft	28.52ft
C13	100.00ft	39"59'42"	N89*19'07"E	68.40ft	69.80ft
C14	125.00ft	69'36'33"	N55*29'01"W	142.69ft	151.86ft
C15	120.00ft	72'08'14"	N82'53'57' E	141.30ft	151.08ft
C16	225.00ft	28'29'53"	N61°04′46″E	110.76ft	111.91ft
C17	150.00ft	70'36'19"	N40°01'33" E	173.37ft	184.84ft

34"40'07"

43'56'11"

32 27 23

32'10'13"

134.08ft

72.66ft

164,60ft

S15'49'33"W 83.12ft 84.22ft

S15'40'58"W

136.14ft

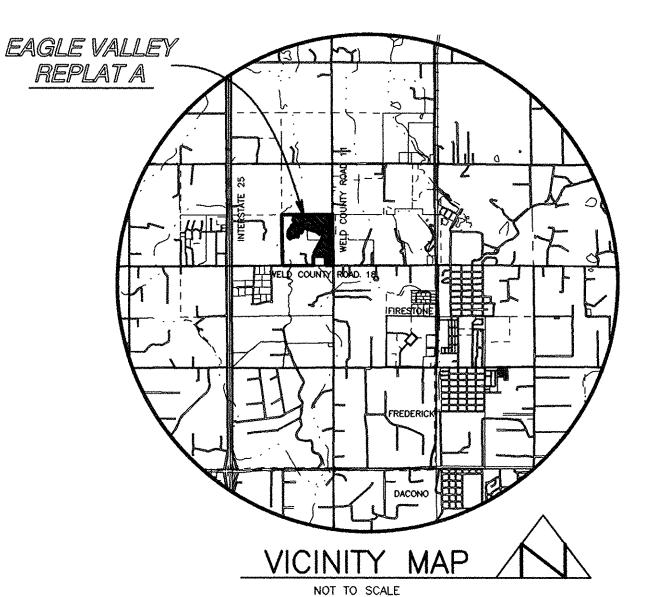
OUTLOT CURVE TABLE

130.00ft

CURVE	RADIUS	DELTA	CHORD	BEARING	CHORD	ARC
C200	45.00ft	73'32'51"		N41°49'31"W	53.88ft	57.76ft
C201	145.00ft	21*20′53″		N57'30'16"E	53.71ft	54.03ft
C202	200.00ft	28'29'53"		N61°04'46"E	98.45ft	99.48ft
C203	175.00ft	32'13'51"		N59°12'47"E	97.15ft	98.44ft
C204	45.00ft	84'34'00"		S7'31'12"W	60.55ft	66.42ft
C205	1025.00ft	<i>3</i> °30′14″		N19'31'53"E	62.67ft	62.68ft
C206	200.00ft	30'46'48"		N5'53'36" E	106.16ft	107.44ft
C207	325.00ft	17'15'01"		N0°52'18"W	97.48ft	97.85ft
C208	232.00ft	15'16'41"		S39°38′20" E	61.68ft	61.86ft
C209	45.00ft	46"00'56"		N15'59'32"W	35.18ft	36.14ft
C210	245.00ft	17'34'49"		N55'23'57'W	74.88ft	75.17ft
C211	200.00ft	39'59'53"		N66*36'29"W	136.80ft	139.62ft
C212	245.00ft	15*29'05"		N78*51'54"W	66.01ft	66.21ft
C213	175.00ft	21'15'34"		N10'22'13"E	64.56ft	64.93ft

LOT CURVE TABLE

CURVE	RADIUS	DELTA	CHODD BEADING	CHODD	ADC
CURVE C20	45.00ft	52'10'09"	CHORD BEARING	CHORD 39.57ft	40.97ft
C21	45.00ft	75*26'09"	\$83°05'51"E	55.06ft	59.25ft
C22 C23	45.00ft 175.00ft	25'37'12" 2'52'43"	S32'34'10"E N88'16'22"E	19.95ft 8.79ft	20.12ft 8.79ft
C24	175.00ft	37"08'43"	\$68*15'38"W	111.48ft	113.45ft
C25 C26	175.00ft 45.00ft	6°00'45" 51°17'17"	S46*40'54"W S64*38'39"E	18.36ft 38.95ft	18.36ft 40.28ft
C27	225.00ft	10'58'22"	N84*13'32"E	43.02ft	43.09ft
C28 C29	225.00ft 225.00ft	17°16′24" 17°47'25"	N70°06'09"E N52°34'14"E	67.58ft 69.58ft	67.83ft 69.86ft
C30 C31	168.00ft 432.00ft	58'32'44" 11'12'22"	N61*16'22"W S37"36'11"E	164.29ft	171.66ft
C31	247.00ft	16'36'27"	\$63'55'01"E	84.36ft 71.34ft	84.49ft 71.59ft
C33 C34	237.00ft 237.00ft	7°28'04" 15°02'52"	\$75°57′16″E \$87°12′44″E	30.87ft	30.89ft
C35	237.00ft	15'02'52"	N77°44'25"E	62.06ft 62.06ft	62.24ft 62.24ft
C36 C37	237.00ft 237.00ft	15'02'52" 15'02'52"	N62°41'33"E N47°38'42"E	62.06ft	62.24ft
C37	237.00ft	15°23'46"	N47 36 42 E N32 25 23 E	62.06ft 63.49ft	62.24ft 63.68ft
C39 C40	237.00ft 283.00ft	5'24'32" 6'29'33"	N22°01'14"E S22°33'45"W	22.37ft 32.05ft	22.37ft 32.07ft
C40 C41	283.00ft	3,03,33,	N27°23'18"E	32.05ft 15.60ft	15.60ft
C42 C43	432.00ft 232.00ft	12'57'31" 15'42'33"	S17"10'53"W N73'22'16"W	97.50ft	97.71ft
C43	232.00ft	13 42 33 18'14'19"	N56'23'50"W	63.41ft 73.54ft	63.61ft 73.85ft
C45 C46	368.00ft 183.00ft	14'19'28" 11'39'40"	\$39'09'44"E	91.76ft	92.00ft
C46 C47	183.00ft	14'14'06"	S52'09'18"E S65'06'11"E	37.18ft 45.35ft	37.24ft 45.47ft
C48	173.00ft	7'33'23"	\$75*59*56"E	22.80ft	22.82ft
C49 C50	173.00ft 173.00ft	79°34′55″ 1°19′30″	N60°25'55"E S19°58'43"W	221.44ft 4.00ft	240.29ft 4.00ft
C51	347.00ft	9'39'06"	N24°08′31"E	58.38ft	58.45ft
C52 C53	125.00ft 45.00ft	39*59'42" 42*32'30"	N89'19'07"E N48'03'01"E	85.49ft 32.65ft	87.26ft 33.41ft
C54	45.00ft	31°49'52"	N10'51'50"E	24.68ft	25.00ft
C55 C56	75.00ft 45.00ft	39'59'42" 102'36'31"	N89°19'07"E S50°05'48"W	51.30ft 70.24ft	52.35ft 80.59ft
C57	45.00ft	65°45'43"	N82'41'04"E	48.86ft	51.65ft
C58 C59	373.00ft 373.00ft	13°10′47″ 19°14′31″	N33*59'42"E N17'47'03"E	85.61ft 124.68ft	85.80ft 125.27ft
C60	373.00ft	3'26'24"	N6'26'35"E	22.39ft	22.40ft
C61 C62	150.00ft 150.00ft	7°37'54" 20°41'42"	\$24*29'41"E \$38*39'29"E	19.96ft 53.89ft	19.98ft 54.18ft
C63	150.00ft	20'41'42"	S59'21'11"E	53.89ft	54.18ft
C64 C65	150.00ft 45.00ft	20°35'15" 48°11'23"	\$79*59*39"E \$66*11*36"E	53.61ft 36.74ft	53.90ft 37.85ft
C66	100.00ft	69°36′33"	S55'29'01"E	114.16ft	121.49ft
C67 C68	45.00ft 975.00ft	88°18'23" 1°18'00"	S85*40'32"W N18'25'46"E	62.69ft 22.12ft	69.36ft 22.12ft
C69	975.00ft	2*12'14"	N20'10'53" E	37.50ft	37.50ft
C70 C71	250.00ft 250.00ft	12°14'52" 18°31'56"	N15'09'34"E N0'13'50"W	53.34ft 80.51ft	53.44ft 80.86ft
C72	275.00ft	20'00'17"	N0'30'20"E	95.53ft	96.02ft
C73 C74	222.00ft 325.00ft	6°36'57" 2°45'17"	N13'48'57"E N9'07'51"E	25.62ft 15.62ft	25.63ft 15.63ft
C75	272.00ft	6°36′57"	N13°48'57"E	31.39ft	31.41ft
C76 C77	230.00ft 230.00ft	7°59'32" 21°04'50"	N68'52'48"W N54'20'37"W	32.06ft 84.15ft	32.08ft 84.62ft
C78	230.00ft	19*58'06"	N33'49'09"W	79.75ft	80.16ft
C79 C80	775.00ft 775.00ft	2°34'51" 5°57'33"	N0°44'42" E N5°00'54" E	34.91ft 80.57ft	34.91ft 80.61ft
C81	775.00ft	615'24"	N11'07'22"E	84.59ft	84.63ft
C82 C83	775.00ft 775.00ft	6°00'42" 5°33'53"	N17'15'26"E N23'02'43"E	81.28ft 75.24ft	81.32ft 75.27ft
C84	300.00ft	12°10′17″	N19'44'32"E	63.61ft	63.73ft
C85 C86	825.00ft 825.00ft	2'43'58" 4'37'56"	S0°49'15"W S4°30'12"W	39.35ft 66.68ft	39.35ft 66.70ft
C87	825.00ft	4'37'56"	S9*08'08" W	66.68ft	66.70ft
C88 C89	825.00ft 825.00ft	4°37'56" 4°27'30"	\$13°46'04"W \$18°18'47"W	66.68ft 64.18ft	66.70ft 64.19ft
C90	825.00ft	4'52'08"	\$22*58'36" W	70.09ft	70.11ft
C91 C92	45.00ft 45.00ft	63°37′36" 108°32'57"	S32*21'32"E S53*43'44"W	47.44ft 73.06ft	49.97ft 85.25ft
C93	45.00ft	72'20'47"	N35°49'24"W	53.12ft	56.82ft
C94 C95	250.00ft 195.00ft	10°48'59" 19°35'56"	N20°25'11"E S72°16'27"E	47.12ft 66.38ft	47.19ft 66.70ft
C96	245.00ft	8'38'52"	N66*47'55"W	36.94ft	36.98ft
C97 C98	250.00ft 250.00ft	15°24′39″ 10°16′01″	N64'34'53"W N51'44'33"W	67.04ft 44.74ft	67.24ft 44.80ft
C99	195.00ft	7.57.53"	N50'35'29"W	27.09ft	27.11ft
C100 C101	195.00ft 195.00ft	33'35'06" 2'23'12"	N71°21′59″W N89°21′08″W	112.67ft 8.12ft	114.30ft 8.12ft
C102	245.00ft	18*36′17″	\$73'29'30"E	79.21ft	79.55ft
C103 C104	105.00ft 175.00ft	32°27'23" 10°54'39"	\$15°40'58" W \$26°27'20" W	58.69ft 33.27ft	59.48ft 33.33ft
C105	155.00ft	11'32'35"	N5*13'33"E	31.17ft	31.23ft
C106 C107	155.00ft 125.00ft	20'54'48" 5'02'54"	\$21°27'15"\ \$29°23'12"\	56.26ft 11.01ft	56.58ft 11.01ft
C108	125.00ft	27'07'19"	\$1 3 *18'05" W	58.62ft	59.17ft
C109 C110	45.00ft 45.00ft	89°43'53" 44°18'34"	\$19°54'57"E \$47°06'17"W	63.49ft 33.94ft	70.47ft 34.80ft
C111	45.00ft	110°28'52"	N55'30'00"W	73.94ft	86.77ft
C112 C113	145.00ft 145.00ft	16'58'04" 33'49'17"	\$69°30°58" E N85°05°21" E	42.78ft 84.36ft	42.94ft 85.59ft
C114	175.00ft	20°01′55″	N33°04'53"E	60.87ft	61.18ft
C115 C116	175.00ft 95.00ft	18'20'33" 72'08'14"	N13'53'39"E N82'53'57"E	55.78ft 111.86ft	56.02ft 119.61ft
C117	250.00ft	11'09'29"	N52°24′34″E	48.61ft	48.69ft
C118 C119	250.00ft 125.00ft	17°20′24″ 61°02′56″	N66°39'30"E N44'48'14"E	75.37ft 126.98ft	75.66ft 133.19ft
			,,,,		



OWNERS:

MELODY HOMES, INC. 11031 SHERIDAN BLVD. WESTMINSTER, CO.

TOTAL NUMBER OF LOTS = 129

125.00ft

TOWN OF FREDERICK

FREDERICK CO

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M. AS BEARING SOUTH 00°32′44″ EAST (ASSUMED) AND BEING MONUMENTED AS SHOWN.

N9'30'05"E 20.82ft 20.85ft

LEGEND: 100 YEAR FLOOD PLAIN LIMITS CENTER LINE NO BUILDING ZONE ARC FOR OIL AND/OR GAS PRODUCTION ---- EASEMENT LINE BOUNDARY LINE SECTION CORNER FOUND OR SET AS NOTED SET NO. 5 PIN WITH PLASTIC CAP LS NO. 20673 0 FOUND PIN DENOTES END OF A CURVE OR LINE SIDE LOT LINE NOT PERPENDICULAR TO FRONT LOT LINE. SIDE LOT LINE NOT RADIAL TO CENTER OF FRONT LINE CURVATURE. ----

TYPICAL LOT EASEMENT LAYOUT

NOT TO SCALE

STREET

NOTES:

- 1. ALL OUTLOTS ARE ENCUMBERED BY DRAINAGE AND UTILITY EASEMENTS.
- 2. OUTLOTS K, L, M AND N ARE HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AND ARE TO BE USED FOR UTILITIES, DRAINAGE, PUBLIC ACCESS AND OPEN SPACE. THESE OUTLOTS ARE ALSO RESERVED FOR OIL/GAS PRODUCTION AND ASSOCIATED APPURTENANCES UNTIL SUCH TIME AS PRODUCTION CEASES AND THE RELATED LEASE
- OUTLOTS A THROUGH J HAVE BEEN PREVIOUSLY DESIGNATED BY THE EAGLE VALLEY PLAT. OUTLOT NAMING FOR THIS REPLAT DOES NOT REUSE OR DUPLICATE THAT LETTERING SCHEME FOR CLARITY.

TWENTY (20) FOOT OIL PIPELINE EASEMENT. SEE NOTE 8.

- 4. EXISTING EASEMENT LAYOUTS AND OWNERSHIP PREPARED FROM TITLE REPORT INFORMATION, COMMITMENT NUMBER F922094, DATED APRIL 24, 1998, PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, 1002 17TH AVENUE, LONGMONT,
- 5. THE 100 YEAR FLOOD PLAIN AS SHOWN HEREON WAS INTERPOLATED FROM FEMA FLOOD INSURANCE RATE MAP NUMBERS 080266 0850 C, 080266 0861 C AND 080266 063 C DATED SEPTEMBER 28, 1982. NO PLATTED RESIDENTIAL LOTS ARE LOCATED WITHIN THAT 100 YEAR FLOOD PLAIN.
- 6. 10' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES, DRAINAGE AND POSTAL FACILITIES.
- 7. 5' EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF UTILITIES.
- 8. 20 FOOT NON-EXCLUSIVE OIL PIPELINE EASEMENTS AS SHOWN HEREON ARE FOR THE USE OF OIL GATHERING PIPELINES FOR THE OIL AND/OR GAS PRODUCTION OPERATIONS LOCATED ON THIS PROPERTY. USE OF THESE EASEMENTS FOR OIL PIPELINES SHALL CEASE WHEN OIL AND/OR GAS PRODUCTION OPERATIONS CEASE.
- RIGHTS-OF-WAYS AS PREVIOUSLY DEDICATED ON THE EAGLE VALLEY PLAT, AS ENCUMBERED WITHIN THE BOUNDARY OF THIS REPLAT A, ARE TO BE VACATED BY SEPARATE DOCUMENT AND RECONFIGURED AND REDEDICATED AS SHOWN HEREON.
- 10. OUTLOT I AS PROPOSED FOR DEDICATION TO THE HOA AS SHOWN ON THE EAGLE VALLEY PLAT IS HEREBY RESERVED FOR DEDICATION TO THE TOWN OF FREDERICK AS SUPERCEEDED

SURVEYOR'S CERTIFICATE:

RECORDED IN PLAT BOOK NO.

RECEPTION NO.

I, PETER A. BRYANT, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALILIES AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

Leter 1/206 Brugins ROCKY MOUNTAIN CONSULTANTS, INC. BY: PETER AN BRYANT COLORADO REOSTERED PROFESSIONAL LAND SURVEYOR NO. 2067

FILM NO.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) COUNTY OF WELD) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT __A.D., 19_____. .M., THIS _DAY OF____

DEPUTY	RECORDER

1 of 3 R 30.00 D 0.00 Weld County CO

MEASURE TEN (10) FEET
ON ALL REAR LOT LINES
AND (5) FEET ON SIDE LOT
LINES, EXCEPT AS NOTED,
ONLY AS SHOWN HEREON.

EAGLE VALLEY REPLAT A FINAL PLAT

A REPLAT OF PORTIONS OF EAGLE VALLEY SITUATED IN THE SOUTHEAST ONE—QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, CONTAINING 58.723 ACRES MORE OR LESS

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT MELODY HOMES, INC. AND THE TOWN OF FREDERICK, BEING OWNERS OF A PORTION OF EAGLE VALLEY AS RECORDED AT RECEPTION NO. 2671678, ENV. 5170 AND 5171, OF THE WELD CO. RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL, MERIDIAN, COUNTY OF WELD, STATE OF COLORADD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WHIT.

COMMENCING AT THE EAST ONE—QUARTER CORNER OF, SAID SECTION 23, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 23 BEARS SOUTH 0073244* EAST A DISTANCE OF 2.646.00 FEET, SAID LINE FORMING. THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THERE SOUTH 84724.45" WEST 10.00 FEET, HENCE OF 107.98 BLOCK 1 OF SAID LAST COLORERS OF SECTIO 23, A DISTANCE OF 10.00 FEET UNDER THE NAME AND STYLE OF EAGLE VALLEY REPLAT A, AND DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREAFTER THE STREETS, PUBLIC WALKWAYS, AND PERPETUAL EASEMENTS FOR THE INSTALLATION AN MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS LAID OUT AND DESIGNATED ON THIS PLAT.

WITNESS OUR HANDS AND SEALS THIS 16th DAY OF September A.D., 1999.

MELODY HOMES, INC., A DELAWARE CORPORATION

STATE OF COLORADO) COUNTY OF Geffor SON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF SEPTEMBER 19,9 BY TIMOTHY J KRATZ, AS V.P., LAND DEVELOPMENT.

MY COMMISSION EXPIRES: 2-10-2002

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

TRUSTEES CERTIFICATE:

APPROVED BY THE BOARD OF TRUSTEES THIS _____DAY OF ______A.D., 1999.

ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.



2727905 10/21/1999 09:13A JA Suki Tsukamoto 3 of 3 R 30.00 D 0.00 Weld County CO

EAGLE VALLEY REPLAT A FINAL PLAT

A PARCEL OF LAND SITUATED IN THE SOUTHEAST ONE — QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FREDERICK, WELD COUNTY, COLORADO

